

**BRYAN CITY COUNCIL
MINUTES OF SPECIAL MEETING
SEPTEMBER 15, 2015**

A special meeting of the Bryan City Council was held on Tuesday, September 15, 2015, in the Council Chambers of the Bryan Municipal Building, a notice of said meeting having been posted at least 72 hours in advance in accordance with Section 551, Texas Government Code. Mayor Jason Bienski and Councilmembers Al Saenz, Rafael Peña, Greg Owens, Mike Southerland, Art Hughes and Chuck Konderla were present. Also present were City Manager Kean Register, City Attorney Janis Hampton and City Secretary Mary Lynne Stratta.

1. CALL TO ORDER

The meeting was called to order at 6:06 p.m.

2. SECOND PUBLIC HEARING – TAX RATE

Mayor Bienski called for public comment regarding a proposal to adopt a property tax rate of \$0.629990 per \$100.00 assessed valuation, increasing the total tax revenues from properties on the tax roll in the preceding tax year by 2.56% (percentage by which proposed tax rate exceeds lower of rollback tax rate or effective tax as calculated under Tax Code, Chapter 26). Mr. John McBride, 1143 Stanley Trail; Mr. Larry Gilbert, 2902 Highway 21 West; Mr. Waymon Chatham, 1200 Wellington; Mr. Elmer Burns, 1302 Clark Street; and Mr. George Lewis, 1201 Clark Street, shared comments that taxes not increase and that taxes already paid should be used to address infrastructure concerns in certain neighborhoods and parks. The public hearing closed at 6:20 p.m. with no other comments from the public.

3. REGULAR AGENDA

a. Consideration – Funding for Parking at Scurry Park

Councilmember Peña moved to direct the City Manager to fund the remaining 11 additional parking spaces with District 2 park funds at Scurry Park at a preliminary cost of \$47,000. The motion was seconded by Councilmember Saenz. Concern was expressed that at times Scurry Park has more patrons than parking spaces, creating a situation where vehicles are parked in front of houses and driveways in the adjacent neighborhood. It was acknowledged that 14 parking spaces had already been added to the park but it was opined this was not sufficient. It was suggested the cost for the additional parking spaces be funded from the Single Member District Two parkland dedication fund. It was suggested a better use of the money could be amenities for the park. Discussion followed that the park was designed to be a neighborhood park so parking typically was not an issue. Councilmember Owens moved to amend the motion that prior to funding the 11 additional parking spaces at Scurry Park, a study of all amenities and parking needs at the remaining 51 parks in the City, as well as Scurry Park, be conducted. The motion was seconded by Councilmember Hughes. City Manager Register reported the Parks and Recreation Advisory Board was already working on a comprehensive plan as to all parks needs to be presented to Council in October. Councilmember Owens withdrew his motion to amend. Discussion followed about the need for expansion at the Bryan Regional Athletic Complex and new super or regional parks. Mayor Bienski moved to postpone consideration of this item until

the Council receives the parks master plan from the Parks and Recreation Advisory Board. Councilmember Owens seconded the motion. Discussion followed about funding sources for parks improvements or new parks and whether the requested 11 parking spaces were the most critical need in Single Member District Two. After discussion, the motion to postpone carried with four yeases (Mayor Bienski and Councilmembers Owens, Hughes and Konderla) and three noes (Councilmembers Saenz, Peña and Southerland).

b. Second and Final Reading of an Ordinance – Fiscal 2016 Budget

Mayor Bienski moved to approve the second and final reading of Ordinance No. 2117 of the City of Bryan, Texas, approving and adopting a budget for the fiscal year beginning October 1, 2015, and ending September 30, 2016, both dates inclusive, with expenditures in the combined total amount of \$390,537,933, appropriating funds for the maintenance and operation of the various departments, activities and improvements of the City; appropriating funds for the payment of debt obligations in accordance with applicable contracts and laws; providing that expenditures for said fiscal year shall be made in accordance with said budget; authorizing the City Manager to make certain transfers of funds. The motion was seconded by Councilmember Konderla. Councilmember Peña moved to amend the motion by earmarking the amount of expected additional revenues of \$937,606 to be taken from the \$3 million land purchase in the Texas Triangle Park with that money going towards parks. The motion was seconded by Councilmember Saenz. Discussion followed about needed park improvements. Councilmember Southerland moved a secondary amendment to the main motion to take the \$3 million land purchase from the General Fund fund balance reserves and buy the Texas Triangle Park property. The motion was seconded by Councilmember Saenz. Discussion followed about the timing of the Texas Triangle Park land purchase and benefits of buying the land while Brazos County was willing to partner with the City on the purchase. Comments were also shared that the land purchase could be postponed. Funding the purchase from the General Fund fund balance reserves was also discussed. Mr. Register reminded Council of the plan to spend down the fund balance by \$5 million over the next few years. Councilmember Saenz moved to extend debate for each person to one additional time to speak with a three minute maximum. The motion was seconded by Councilmember Peña and carried with five yeases and two noes (Councilmembers Hughes and Konderla). It was suggested the City's financial advisor, Mr. Steven Adams, be asked to attend a workshop meeting to provide information about the issue of bond ratings, desired fund balances, etc. After additional discussion, the secondary amendment to the main motion failed to carry with a vote of three yeases (Councilmembers Saenz, Peña and Southerland) and four noes (Mayor Bienski and Councilmembers Owens, Hughes and Konderla). The primary amendment to the main motion failed to carry with a vote of three yeases (Councilmembers Saenz, Peña and Southerland) and four noes (Mayor Bienski and Councilmembers Owens, Hughes and Konderla). The main motion as originally moved to approve the Fiscal Year 2016 budget as presented carried with Councilmembers voting as follows: Mayor Bienski – Yes; Councilmember Saenz – Yes; Councilmember Peña – Yes; Councilmember Owens – Yes; Councilmember Southerland – No; Councilmember Hughes – Yes; and Councilmember Konderla – Yes.

c. First Reading of an Ordinance – Tax Rate

Mayor Bienski moved to approve the first reading of an ordinance of the City of Bryan, Texas, fixing the tax levy of the City of Bryan, Texas, for the taxable year 2015 at \$0.629990 per \$100 of assessed valuation, which is effectively an increase of 2.56% in property tax revenues, and providing an effective date. The motion was seconded by Councilmember Konderla. Councilmember Southerland moved to amend the motion by substituting a tax rate of \$0.612 for \$0.629990. The motion was seconded by Councilmember Peña. Discussion followed that more

park spending was needed, and it was pointed out the budget just adopted included \$2 million more in park spending than the prior year's budget. A lengthy discussion followed about the level of fund balance the City should maintain for security and bond rating purposes. The difficulties of funding a large number of requests for capital expenditures with a lower tax rate were mentioned. The amendment to the motion failed to carry with voting as follows: Councilmember Saenz – Yes; Councilmember Peña – Yes; Councilmember Owens – No; Councilmember Southerland – Yes; Councilmember Hughes – No; Councilmember Konderla – No; and Mayor Bienski – No. The main motion carried with a vote as follows: Councilmember Saenz – Yes; Councilmember Peña – Yes; Councilmember Owens – Yes; Councilmember Southerland – No; Councilmember Hughes – Yes; Councilmember Konderla – Yes; and Mayor Bienski – Yes.

4. ADJOURN

Without objection, the meeting adjourned at 8:16 p.m.

City Secretary Mary Lynne Stratta

Mayor Jason P. Bienski